

3 Aysgarth Road Shrewsbury SY3 8TW



4 Bedroom House
Offers In The Region Of £465,000

The features

- FABULOUS EXTENDED SEMI DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM, LOUNGE WITH LOG BURNER
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- LOVELY GARDENS WITH OUTSIDE SEATING AREAS
- VIEWING ESSENTIAL.
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- LARGE PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND STORAGE
- BORDERED BY COPTHORNE PARK
- EPC RATING TBC



*** FABULOUS, EXTENDED 4 BEDROOM FAMILY HOME ***

The perfect home for today's modern lifestyle - a growing family and those who love to entertain. This impressive home has been extended by the current owners to provide a fabulous open plan Living/ Dining/ Kitchen and Principal Bedroom suite - which truly must be viewed to be fully appreciated.

Occupying an enviable position on the edge of this much sought after location, backing onto the popular Conservation area of Cophthorne Park and providing a wooded outlook. Ideally placed for local amenities including schools, shops, public house/ restaurant and a short stroll from the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, fabulous open plan Living/ Dining/ Kitchen - the perfect hub of the home, with range of integrated appliances and bi-fold doors leading onto the garden, Utility Room, large Principal Bedroom with en suite Shower Room, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, parking for several cars, storage and good sized rear garden bordered by Cophthorne Park.

Viewing Essential.

Property details

LOCATION

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ENTRANCE PORCH

Sealed unit double glazed door opening to Entrance Porch with further door opening to

RECEPTION HALL

with useful under stairs storage cupboard, wooden flooring covering, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, wall mounted towel rail/radiator, wooden flooring.

LOUNGE

having window overlooking the front, chimney breast housing cast iron burner, media point, radiator, wooden floor covering.

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home and ideal for family living and those who love to entertain. Having been extended by the current owners and finished to a high standard of specification and oozing with natural light with doors leading directly onto the gardens and sun terraces with great flexibility of living space.

The Dining Area features bi-fold doors opening onto a covered paved sun terrace, wooden flooring, radiator.

The Living area benefits from bi-fold doors also opening onto the covered paved sun terrace and slide and glide patio doors leading onto an additional sun terrace and the gardens. media point, two radiator.

The Kitchen is beautifully fitted with range of white fronted shaker style units incorporating under mount one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surfaces over and having integrated dishwasher and full height fridge and freezers each with matching fascia panels. Twin eye level ovens with storage above and below and complementary island with contrasting grey units, breakfast bar overhang and additional storage with inset 5 burner hob with pendant lighting over. Wooden floor covering throughout.

UTILITY ROOM

having single drainer one and half bowl sink with mixer taps set into base cupboard with work surface to the side with space beneath for appliances.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

PRINCIPAL BEDROOM

An impressive principal suite with double opening French doors with Juliette style balcony providing aspect over the garden and Cophthorne Park. Media point, air conditioning and two radiators.

EN SUITE SHOWER ROOM

A well appointed room attractively fitted with large walk in shower cubicle with direct mixer shower unit with drench head, twin wash hand basin set into vanity unit with storage and WC. Heated towel rail/radiator.

BEDROOM 2

Another generous sized double room with window overlooking the front. Excellent range of fitted wardrobes, radiator.

BEDROOM 3

A double room with window overlooking the garden and Cophthorne Park, built in double wardrobe, radiator.

BEDROOM 4

with window to the side, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit, wash hand basin set into vanity surround with drawer storage beneath, WC. Heated towel rail and window to the front.

OUTSIDE

The property is approached over driveway with parking for several cars and shaped lawn with mature shrub and specimen trees. Garden/Bike storage with lighting, power and automatic up and over door.

The Rear Garden offers a great level of privacy and has been designed for those who love to entertain outdoors with two sun terraces, one covered and paved and leading directly off the Dining area and the other off the Lounge, paved with post and rope divide. Steps lead down to the Garden which is laid to lawn with well stocked flower, shrub and herbaceous beds and is bordered to the rear by Cophthorne Park. Outside power, lighting and water.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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